

INTRODUCED: February 27, 2023

AN ORDINANCE No. 2023-060

To rezone the properties known as 1400 Bryan Street, 1402 Bryan Street, 1404 Bryan Street, and 1406 Bryan Street from the R-6 Single-Family Attached Residential District to the R-63 Multifamily Urban Residential District.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 27 2023 AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Compied [sic] Plat of 4 Parcels of Land Located on the West Line of Bryan Street as Devided [sic] Up Amongst Lots 52, 53, 54 and 55, Howard’s Grove, Richmond City, Virginia,” prepared by A. G. Harocopos & Associates, P.C., and dated May 13, 2022, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2023 records of the City Assessor, are excluded from the R-6 Single-Family Attached Residential District and shall no longer be subject to the provisions of sections 30-412.1 through 30-412.8 of the Code of the City of Richmond (2020), as amended, and that the same are included in the R-63 Multifamily Urban

AYES: 9 NOES: 0 ABSTAIN: _____

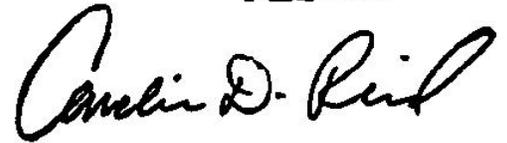
ADOPTED: MAR 27 2023 REJECTED: _____ STRICKEN: _____

Residential District and shall be subject to the provisions of sections 30-419.1 through 30-419.11 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

1400 Bryan Street	Tax Parcel No. E000-0604/014
1402 Bryan Street	Tax Parcel No. E000-0604/013
1404 Bryan Street	Tax Parcel No. E000-0604/012
1406 Bryan Street	Tax Parcel No. E000-0604/010

§ 2. This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:
TESTE:**



City Clerk



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Item Request File Number: PRE.2022.0501

O & R Request

DATE: January 30, 2023

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (By Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic
Development and Planning

FROM: Kevin J. Vonck, Director, Department of Planning and Development Review

RE: To rezone the properties known as 1400, 1402, 1404, and 1406 Bryan Street from the R-6 Single-Family Attached Residential District to the R-63 Multifamily Urban Residential District.

ORD. OR RES. No. ____

PURPOSE: To rezone the properties known as 1400, 1402, 1404, and 1406 Bryan Street from the R-6 Single-Family Attached Residential District to the R-63 Multifamily Urban Residential District.

REASON: The applicant is requesting to rezone four adjacent properties; 1400, 1402, 1404, and 1406 Bryan Street, which are currently zoned R-6 Single-Family Attached Residential, to the R-63 Multifamily Urban Residential District, which requires a rezoning application.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council.

BACKGROUND: The properties together consist of approximately 13,939 SF, or .32 acres, of land. The properties are located in the Mosby Neighborhood Redd and Littlepage Streets.

The City's Richmond 300 Master Plan designates these parcels as Neighborhood Mixed Use. Such areas are intended to include "Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Primary Uses: Single family houses, accessory dwelling units, duplexes, small multi family buildings (typically 3 10 units), and open space.
Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Currently, properties to the east are zoned R-6 Single-Family Attached Residential, and properties to the west are zoned R-53 Multifamily Residential.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,500 Application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 27, 2023

CITY COUNCIL PUBLIC HEARING DATE: March 27, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
March 20, 2023

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant’s Report, Survey

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Project Name/Location

Property Address: 1400, 1402, 1404, 1406 Bryan Street Date: _____
Tax Map #: E000-0604/010-014 Fee: \$1,500
Total area of affected site in acres: 0.322

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-6
Existing Use: vacant

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

R-63
Existing Use: vacant

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources
Mailing Address: 530 East Main Street, Suite 730
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 874-6275 Fax: ()
Email: markbaker@bakerdevelopmentresources.com

Property Owner: FORCASTLE LLC, NURAMBI LLC, STAYSAIL LLC

If Business Entity, name and title of authorized signee: Bryan Traylor

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 615 Albemarle Street
City: Richmond State: VA Zip Code: 23230
Telephone: () Fax: ()
Email: _____

Property Owner Signature: 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.



July 29th, 2022

Mr. Matthew Ebinger
City of Richmond Department of Community Development
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Re: Rezoning: 1400-1406 Bryan Street

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for a rezoning from R-6 Single-Family Attached Residential to R-63 Multifamily Urban Residential for the properties known as 1400, 1402, 1404, and 1406 Bryan Street, identified as Tax Parcels E000-0604/010-014 (the "Property"). The Property is located on the west side of Bryan Street, north of its intersection with Littlepage Street, contains 0.322 acres of lot area, and is currently vacant. The proposed rezoning would facilitate the redevelopment of the Property with residential and commercial uses according to the R-63 district guidelines.

The Property is currently zoned R-6 Single-Family Attached Residential. The surrounding similarly situated properties north of Littlepage Street and along Bryan Street and further east are predominantly zoned R-6 but also include properties zoned B-2 Community Business at the intersection of Littlepage and Mechanicsville Turnpike. Properties to the west and south of Littlepage Street and are zoned R-53 Multifamily Residential. To the west across Coalter Street and south along Moby Street can also be found properties located within the Mosby Court Community Unit Plan and owned and managed by the Richmond Redevelopment and Housing Authority.

The existing R-6 district does not reflect the guidance of the Richmond 300 Plan (the "Master Plan") for the Property which is identified in the Master Plan as "Neighborhood Mixed-Use," which is described as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Furthermore, the Neighborhood Mixed-Use designation among other things, suggests multi-family dwellings (primary and secondary uses) and retail/office/personal service uses (secondary use) are appropriate. While the R-6 district permits single- and two-family residential uses, it does not permit neighborhood-serving commercial or the more intense residential uses which are recommended by the Master Plan. The rezoning request to R-63 is consistent with the Master Plan recommendation and provides an opportunity

1400-1406 Bryan Street
July 13th, 2022
Page 2

for the redevelopment of the Property with both residential and small-scale commercial use, on a scale that is compatible with the surrounding land uses.

Potential development concepts include the redevelopment of the Property within the guidelines which are laid out by the R-63 district for properties located on corner lots. This would permit the development of the Property with a mixed-use building with small-scale, neighborhood-serving use on the first floor along with residential dwelling units located within the same building. Under any eventual R-63 development scenario, the district includes “form-based” requirements, such as building façade fenestration, maximum setbacks, minimum and maximum heights and restrictions on the location of parking areas. These criteria would address any concerns over the new development’s design and character. Subsequent to a successful R-63 rezoning, further project design review would be required through a Plan of Development (“POD”) in the case of multi-family dwellings containing more than 10 dwelling units or by virtue of the review of civil site drawings as a part of the Subdivision process as needed where single- or two-family dwellings are concerned. Compliance with the POD or Subdivision requirements would further ensure that the development is compatible with other development in the vicinity.

Thank you for your time and consideration of this request, please let me know if you have any questions.

Sincerely,



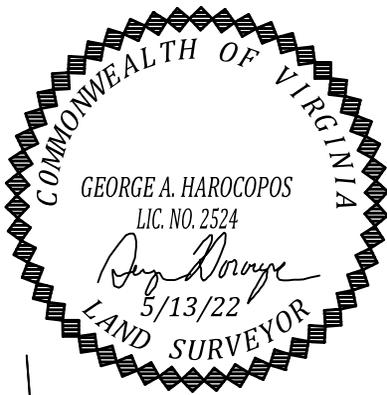
Mark Baker

Enclosures

On 5/13/22 I have compiled a plat of 4 parcels of land previously surveyed on 11/18/19 and 11/28/20. No survey work was actually performed on this date.

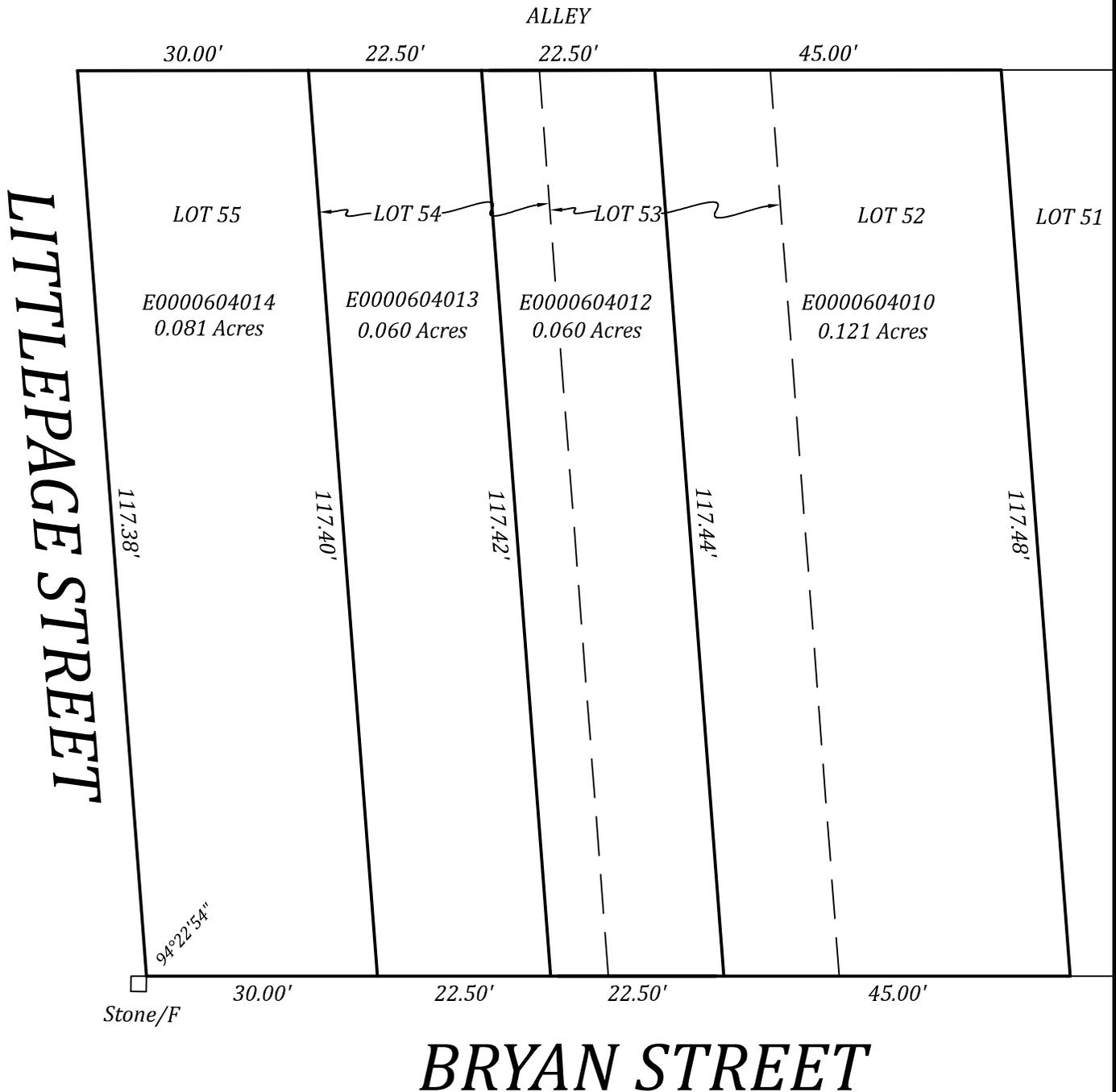
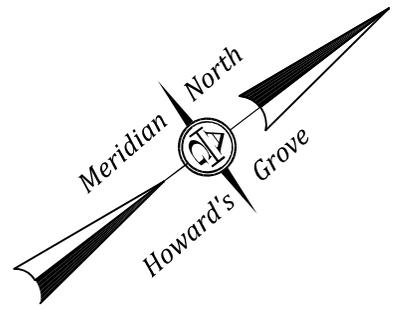
NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE x AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290041E

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



LEGEND

○ Rod/F



COMPIED PLAT OF 4 PARCELS OF LAND LOCATED ON THE WEST LINE OF BRYAN STREET AS DEVIDED UP AMONGST LOTS 52,53,54 AND 55

HOWARD'S GROVE

RICHMOND CITY, VIRGINIA

JN 51824

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E.MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112

Office 804 744 2630 FAX 804 744 2632

E-MAIL AGHAROCOPOS72@GMAIL.COM

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF BRYAN TRAYLOR

Scale 1"=20' Date 5/13/22 Drawn by AGH